

# BOSTON BEDEVELOPMENT AUTHORIST

A PROPOSAL FOR THE RE-USE AND REBUILDING OF 44-46 TEMPLE PLACE

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for
Development Proposal
to
Boston Redevelopment Authority
City of Boston
by
Temple Place Associates

26 September 1983

This proposal consists of the following bound information:

- I. Introduction
- II. Development Team
- III. Use
  - IV. Design
  - V. Development Schedule
  - VI. Pro Forma

In addition, bound herein, are the following attachments:

- \* Architect's Transmittal Letter
- \* Proposed Plans and Sections
- \* Structural Report
- \* Commitment Letter
- \* Proposed Ownership and Management
- \* Landmarks Commission Report
- \* A&E Qualifications
- \* Contractor Qualifications
- \* Redeveloper's Statement for Public Disclosure

Supplemental information concerning the developer's compeleted projects, including representative before and after photographs as well as sample documents, are also submitted herewith under separate cover.



## I. INTRODUCTION

Temple Place Associates propose to purchase 44-46 Temple Place from the Boston Redevelopment Authority for \$108,000.\* The property will be developed, at a total project cost of approximately \$851,745, for use as professional offices\* yielding the City over \$34,000 per year in new tax revenues (See attached computation).

This proposal encompasses considerably more than the simple disposition of abandoned property. Currently the property is a small, vacant building, sporting a badly altered facade, situated on a difficult site. The site however includes an historically important pedestrian path from Winter Street to Temple Place; and the altered facade detracts from the streetscape of Temple Place. Additional benefits to the City and the community offered by our proposal are:

- 1. The restoration of facade and streetscape; (to an extent far beyond that required by the guidelines).
- 2. The completion of the uniquely Bostonian pedestrian path along Winter Place.
- 3. Full occupancy by professional users, eminently compatable with the immediate surroundings and Downtown Crossing.

<sup>\*</sup> price negotiable

<sup>\*</sup> See Section II for full description

## II. DEVELOPMENT TEAM

The development team is uniquely suited to a property such as 44-46 Temple Place. This building calls for special abilities and experience in the areas of historic preservation, nineteenth century construction, building law, and specialized marketing.

A special sort of financial commitment is also demanded by a property such as 44-46 Temple Place. The building could be unquestionably beautiful, but conventional financial wisdom would generally view it as a white elephant. Financially necessary are both a strong equity position and farsighted commitment by the lender. The development team has all the necessary attributes.

The members of the team are as follows:

Developer: Temple Place Associates

Stephen A. Daly, Principal

88 Bedford Street

Boston, Massachusetts 02111

(617) 426-3253

Architect: Robert Verrier, A.I.A.

Boston Architectural Team, Inc.

184 High Street

Boston, Massachusetts 02110

(617) 423-2030

Engineer: Arthur Choo Associates, Inc.

Consulting Structural Engineers

114 South Street

Boston, Massachusetts 02111

(617) 451-5466

Michael Barr

Construction

Consultant: Barr & Barr, Inc.

10 Post Office Square

Boston, Massachusetts 02109

(617) 482-0580

Renderer: Milena Luyerink

334 Harvard Street

Cambridge, Massachusetts 02139

(617) 876-1326

Attorneys: Richard Dray

DiCarlo, Dray and Walsh

One Court Street

Boston, Massachusetts 02108

(617) 742-8000

# II. DEVELOPMENT TEAM - 2

Construction Financing:

Allen B. Schwartz, Esquire 18 Tremont Street Boston, Massachusetts 02108 (617) 523-2299

The developer, Stephen A. Daly, has completed three very similar projects in his immediate neighborhood: 35-37 Kingston Street (1981), 43-45 Kingston Street (1982), and 86-88 Bedford Street (1980). All three properties were built from 1873-1890 and are similar to 44-46 Temple Place in size, condition and quality of construction. In addition, all three involved the problems of historic preservation, suitable adaptive re-use, zoning appeals and deteriorated physical plants. Attached are floor plans, zoning appeal documents, condominium documents and some before-and-after photographs.

All three also involved special marketing problems such as small floor areas, irregular layout and a perceived lack of neighborhood prestige. In particualr, the marketing of 43 Kingston Street required a detailed knowledge of the needs of the small to mid-sized law firms, so typical of Boston.

As a result, the developer has as clients a number of such firms now willing to move from the traditional financial-legal areas to buildings such as 44-46 Temple Place.

The architect, Robert Verrier, is a graduate of the Boston Architectural Center. He is a registered architect in Connecticut, Maryland, Massachusetts, Illinois, North Carolina, Pennsylvania, and West Virginia, and he holds the National Council of Architectural Registration Boards Certificate. With 24 years of professional experience, he has served as a private rehabilitation consultant, architectural rehabilitation planner, housing consultant, architectural rehabilitation planner, housing consultant, and project manager. Mr. Verrier is a member of the Boston Society of Architects, American Insitute of Architects, the Masterbuilders Association of Boston, and the Atelier Society of the Boston Architectural Center. Attached is his resume and partial catalogue of some of the hundreds of projects completed by Boston Architectural Team, Inc.

Also attached is background information for Arthur Choo Associates, Inc., and Barr and Barr, Inc.

Attorney Richard Dray has practiced extensively before the Boston Board of Appeals on both zoning and building law matters.

The financiers and developer have worked together on other adaptive resuse projects. They are well aware of both the problems and potential of property such as the 44-46 Temple Place. This project benefits from the established relationship; there is not mere interest but a full financial commitment for acquisition and construction. (See attached commitment letter).

#### III. USE

Temple Place Associates propose to lease the building for legal, medical or financial-planning purposes, ideally to one firm.

This new use for 44-46 Temple Place is clearly dictated by the needs and characteristics of the Downtown Crossing Area, Temple Place, and the building itself. By using all the storeys of the property fully, these uses would draw the largest number of workers and clients into Downtown Crossing.

In addition, such uses are eminently compatible with the surrounding neighbors on Temple and Winter Place including: Locke-Ober, the Provident Institution for Savings, the Massachusetts Board of Higher Education and the Bank of Boston.

However, the building itself poses several problems in obtaining this type of use. The footprint is very small and the exposure along Temple Place is necessarily shortened by the alleyway. First class occupancy of the upper floors requires sufficient and attractive lobby space at street level; it also demands that the balance of the street floor be used in a suitable and harmonious fashion. Forty-four Temple Place is so small and narrow that the balance of the street floor would be best suited for the most active aspects of the firm's own business: reception, display and conference areas. This arrangement will provide both fully used upper floors and a visibly active street floor.

#### IV. DESIGN

The design approach to the re-use of 44-46 Temple Place is controlled by two overriding factors: restoring the building's architectural compatability with the streetscape and providing for an active use suitable to the neighborhood. (Legal, medical or financial).

Currently the building is attrociously unattractive; its facade has been repeatedly and badly altered, the alleyway beside it is at best uninviting. (See attached photograph).

Temple Place Associates proposes a restoration of the exteriors much more complete than the guildelines require. A fuller restoration will serve to both restore the building's architectural compatability and provide a marketing tool necessary to attract an appropriate user.

# A. FACADE

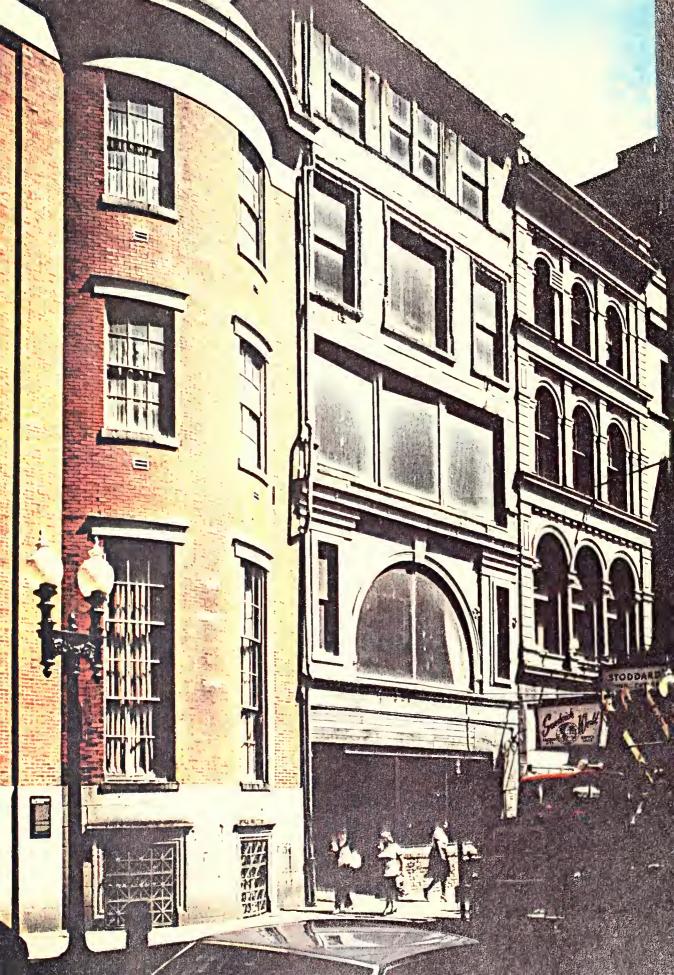
The attached photograph (c.1868-1870) shows the building shortly after its construction. The second and fourth floors are the only ones which have escaped drastic modification. It is evident that the dominant device of this facade was the large tympanum window of the second floor, flanked by two smaller windows. As the building rises, the third floor shows a large pedimented central window with flanking arched windows. The fourth floor repeats the large central window (less heavily detailed) with two flanking smaller windows. At the fifth floor there is a full mansard roof with one double, central window, terminating the rise begun with the tympanum.

The tympanum still dominates 44-46 Temple Place. The proposed restoration will re-create the 1868-1890 facade, including all window treatments. (See attached rendering). Moreover, the mansard will be restored with copper flashing, wooden dormer, and red fish scale slate. The third floor will be rebuilt to closely approximate the original stone work (probably limestone) with the pedimentation restored in wood. The second and fourth floor stonework will be cleaned and repointed\*. The street floor rebuilding will retain the alleyway entrance, right-hand doorway and general proportion of the show windows including transoms.

The signage on the facade will be limited to the following: one gold lettered black, board sign as shown on the rendering, small gold lettering on the windows and lettering on a possible street level awning.

B). Other crucial exterior work is the alleyway from Winter Place to Temple Place: the original design of the building made this much more inviting. The design placed four large double show windows along the passage; three of these have been boarded or tiled closed over the years. All four of these window openings will be restored. The resultant













views will be into display, library, and reception areas. All in all, this should create an experience for the pedestrian similar to passing by Locke-Ober. In addition, the tiles will be removed from the alley and the brick walls cleaned\*. Gas lanterns will be provided on each pier of 44-46 Temple Place. The paving (except the Thompson Spainsert) will be of Boston City Hall pavers as will that on the Temple Place sidewalk.

C). Structural considerations: The property has both been neglected and abused for so long that several structural problems must be addressed in the design. The areas of concern are: 1) probable failure of the roof system including beams, 2) severe deterioration of the sidewalk vault structure, 3) past removal of one third of the elevator shaftway, 4) seepage directly through the rear exterior wall, 5) imminent failure of the elevator penthouse, 6) imminent failure of chimneys. (See attached Engineering Report). All areas will be entirely rebuilt.

\* Before any overall cleaning is undertaken, a test of several different methods will be tried. It may turn out that some of the dirtier areas may require a stronger cleaning than others.

The loose mortar from those joints needing repointing will be cut out by hand to prevent damage to the edges of the surrounding stone. The old mortar will be analyzed for compositon, texture and color so that a suitable match can be made, and the new mortar will be tooled in a manner similar to the old joints.

\* (Brick shows in the 1868-1870 photograph)

#### D). LAYOUT

The design proposal calls for professional office use in the upper four floors. The street floor will be reception, display, conference and library areas. (See attached plan).

Ideally one firm will fill the entire building. However, the design is flexible enough to allow for shared use of the active support areas of the street floor, with four separate full-floor tenants above.

It is necessary, however, to use every possible square foot of floor space since the building is so small. This precludes a second interior staircase. Therefore, the fire escape, although it must be replaced, must also be retained in its present alignment. This should be only a slight detriment, when weighed against the unique pedestrian environment to be created between Winter Place and Temple Place.

#### E). CONCLUSION

For a small building, 44-46 Temple Place has tremendous design costs associated with its facade, alleyway and structural problems. However, properly done, the building and its site can be made an urban gem.



### V. DEVELOPMENT SCHEDULE

September 10-December 30

Temple Place Associates proposes an accelerated development schedule. 44-46 Temple Place building has already been vacant too long; the property and neighborhood will both benefit from the quickest possible plan.

The total process from submission of this proposal to full occupancy can be telescoped into fifteen months. Such a short time is possible for the following reasons:

- 1. Strong equity position of the developer;
- 2. Plans and drawings are well advanced;
- 3. Most phases of construction can be scheduled simultaneously;
- 4. The development team has expertise in all areas required by the Temple Place property.

The proposed development schedule	is as follows:
September 26	*Submission of proposal to Boston Redevelopment Authority
September 26-November 15	*Further discussions with Boston Redevelopment Authority *Completion of plans for Building and Zoning Departments *Preparation of documents for Landmarks Commission
November 15	*Tentative designation *Submission of plans to Building and Zoning Departments *City Council Hearings
December 1	*Submissions for Design Review approvals
December 21	*Property transfer
January l-March l	*Secure property, emergency roof repairs, interior demolition
March 1-July 30	*Remove and rebuild roof, rebuild facade, rebuild mansard, install fire escapes, rebuild alleyway
May 1	*Begin marketing
July 30-September 30	* Electric, plumbing, HVAC, etc.

\* Negotiate tenant finish work

\* Completion to tenant specs

### Development Pro Forma (1984 Dollars)

Total Gross Square Footage Office Retail Other (please specify)	9050	
Total Net Square Footage Office Retail Other (please specify)	7330.00	
Acquisition (purchase price offer) \$12.	00/s.f.	\$_108.600
Construction Cost Sidewalk/Passageway Improvements Building Renovation Total	\$ 446,000 47,000	\$ <u>493,000</u>
Related Costs     Architectual/Engineering     Legal     Marketing/Brokerage     Developer Fees     Other Professional Fees     Construction Loan Interest         (18 mos. @ 18 % on \$500,000)     Financing Fees     Title/Insurance     Real Estate Taxes         (during construction period)     Other related costs (please specify)     Total	\$ 27,500 12,000 25,288 	\$ <u>222,995</u>
Contingency ( .05% of \$543,000)		\$ 27,150
Total Development Cost		\$ 851,745
Equity Investment		\$_250,000
Debt		\$ 601,745

# Operating Pro Forma (where applicable use 7% annual inflation factor)

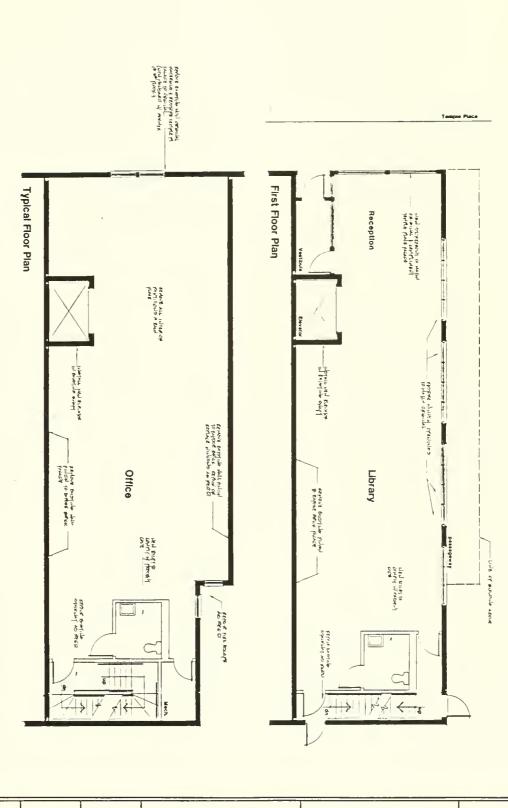
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Pross Potential Income	\$ <u>183,25</u> 0	\$ <u>183.250</u>	\$183,250
lacancy (@08_%)	(\$ <u>14,660</u> )	(\$ <u>14.660</u> )	(\$ <u>14,660</u> )
Effective Gross Income	\$168.590	\$172,910	\$ <u>177,533</u>
Office (\$ 362 /NSF) Retail (\$ - /NSF) Other (\$ - /NSF) Total	\$\frac{26,535}{-}(\\$\frac{26,535}{26,535})	\$ <u>28,39</u> 2 (\$ <u>28,392</u> )	
<pre>leal Estate Taxes   Office (\$ 480 /NSF)   Retail (\$ - /NSF)   Other (\$ - /NSF)   Total</pre>	\$ <u>35,184</u> (\$ <u>35,184</u> )	\$ <u>37,647</u> (\$ <u>37,647</u> )	\$40,282 (\$40,282)
Net Operating Income	\$ <u>106,87</u> 1	\$ <u>106,87</u> 1	\$ <u>106.87</u> 1
Debt Service ( 14 % on \$652,000 for 25 yrs.)	(\$ <u>85,957</u> )	(\$ <u>85,957</u> )	(\$ <u>85.957</u> )
Net Cash Flow	\$ 20,914	\$ 20,914	\$ <u>0,914</u>
Return on Equity (Net Cash Flow # Equity)	8.4 %	8.4 %	8.4 %
Return on Total Development Cost (NOI ; TDC)	17.8 %	8.4 %	8.4 %

<sup>\*</sup>Double Net Lease



Passageway Elevation VIV Site Plan ( .... والمستقبلة والمستقبل المراجعين Assessed possession Proposed Renovation For Story Dutany مراسيد مرابات مومراد שנים ביינים אוני מון הביינים אין המין אין הביינים איינים אין הביינים אין הביי Passegaway Provident Institution for Bergree הפלידי היו הפליים מיינורים היו האלמיים Party of Sandy by beth Lacks-Oher Company Winder Place Search To all the search of th SK-1 Site Plan Draward AD TEMPLE PLACE Boston, MA 9MD-814 BM Passageway Elevation



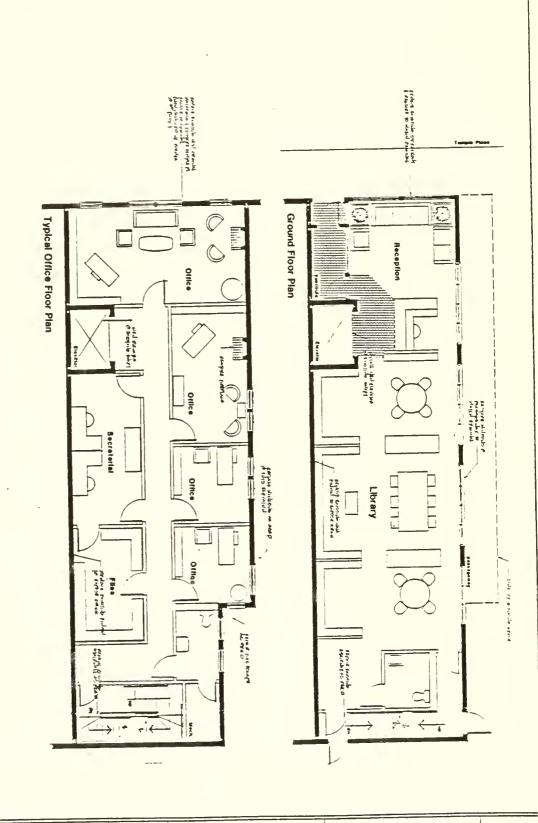


SK-1 DRAWING NO



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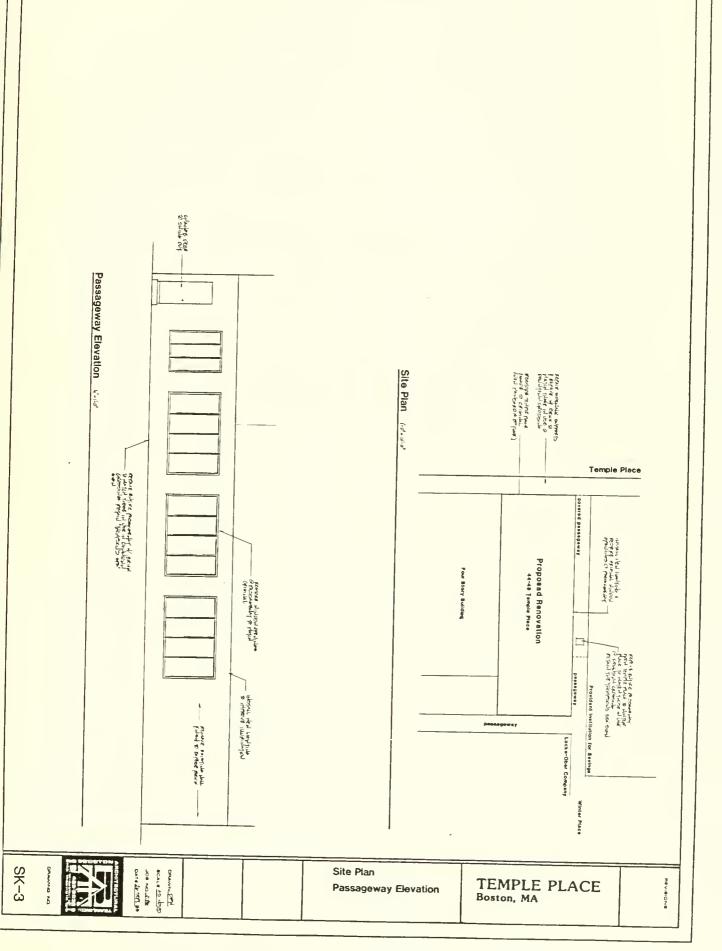


Date 1/2 miles

Floor Plans

TEMPLE PLACE Boston, MA











## ARTHUR CHOO ASSOCIATES INC., CONSULTING ENGINEERS 114 SOUTH STREET, BOSTON, MASSACHUSETTS 02111

OFFICE (617)451-5466

617)451-6153

September 23, 1983

Mr. Stephen A. Daly, No 88 Bedford Street, Boston, MA 02111

Re:

Nos 44-46 Temple Place, Boston, MA 02111

Dear Mr. Daly,

On Friday, September 16, 1983 I inspected Nos. 44-46 Temple Place in Boston, Massachusetts. The building had five floors and a basement. It faced southwest and was located on the northeast side of Temple Place. Temple Place ran between Tremont Street and Washington Street in a busy commercial area of downtown Boston. The building was located practically adjacent to the new Lafayette Place currently under construction.

The building measured approximately 24 feet wide and 75 feet deep. The floors and roof were constructed of timber joists with wood sheathing and timber flooring. Except for the first floor, the joists spanned from one party wall to the opposite party wall. The party walls were 12" thick brick masonry. A timber and steel beam bisected the width of the building on the first floor. This beam was in turn supported on steel lally columns in the basement. The basement walls were poured in place concrete. The rear wall and the side walls above grade were brick. The front wall was a mixture of glass, limestone and brownstone.

The top three floors had not been occupied for some time and the roof was leaking. Because these leaks have not been repaired, some of the roof joists had rotted. The beams around the two large skylights were soft and spongy. It is suspected that when the roof structure is exposed several of the timber joists will have to be replaced. It would be prudent to count on at least 75% replacement of the roof structure.

Approximately 25% of the flooring and a few joists on the fifth floor will have to be replaced. About 20% of the fourth floor and 10% of the 3rd floor will also have to be repaired due to neglect.

The brick parapet walls and chimney above the roof will have to be rebuilt or repointed. The elevator penthouse should be rebuilt and the two large skylights replaced.





### ARTHUR CHOO ASSOCIATES, INC., CONSULTING ENGINEERS

114 SOUTH STREET

BOSTON, MASSACHUSETTS 02111

(617)451-5466

(617)451-6153

The steel beams under the sidewalk in the front of the building had rusted and should be replaced. A portion of the sidewalk will have to be patched.

The building is approximately ll0 years old. It had been used continuously except for the top three floors. Due to neglect, the top three floors and especially the roof will require some structural repairs. The exterior masonry walls appeared to be in fair shape. The foundation walls appeared to be in good shape. The building is structurally safe after the repairs are made at the locations mentioned in paragraphs 3, 4, 5 and 6.

Very truly yours,

Arthur Choo Associates Inc.,

Arthur Choo PE

AC:cs





October 12, 1983

Mr. Stephen A. Daly Connemara Realty 88 Bedford Street Boston, MA 02111

Re: 44-46 Temple Place

Boston, MA

Dear Mr. Daly:

If you are selected as designee to initiate the above referenced project, we will be happy to work with you. I look forward to the outcome.

Very truly yours,

John J. McSweeney
Assistant Vice President

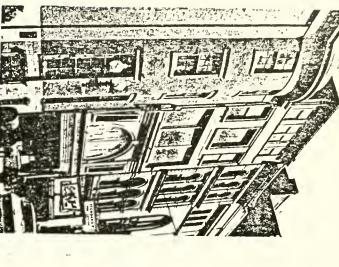
JJM/jtb



### OWNERSHIP AND MANAGEMENT

The property will be wholly owned by Temple Place Associates.

Management is the one aspect made simple by the small size of the property. General cleaning, trash removal, monitoring of HVAC systems, window cleaning and replacement, and alleyway maintainance will be supervised by Temple Place Associates and contracted to an established building service firm. Particular attention will be given to the daily maintainance of the alleyway (cleaning, lighting, windows, etc).



		1000	配		V						
PHOTOGRAPHS 5 3/2, 9 1/1*80	original present	1874 Atlas owner: source	BUILDER	source	ARCHITECT	source (see signif.sect	DATE c. 1868-70 Deeds & photos	MAP No. 25N/12E SUB AREA Retail	present original	NAME	ADDRESS 44-46 Temple Plccr.

(residential) single cod-residential) commercial double 301 2-530 3-deck 6 TOC.

NG. OF STORIES (lat to cormice) 5 (originally 4 + 1)plus\_flat

Choors

Comers

dormer w

maired &

originally 1 center

original

mansard) clapboards scade brownstonecacete saizles scucco asphalt ascestos inon/sceel/alum. pedimented window)

(painted black)

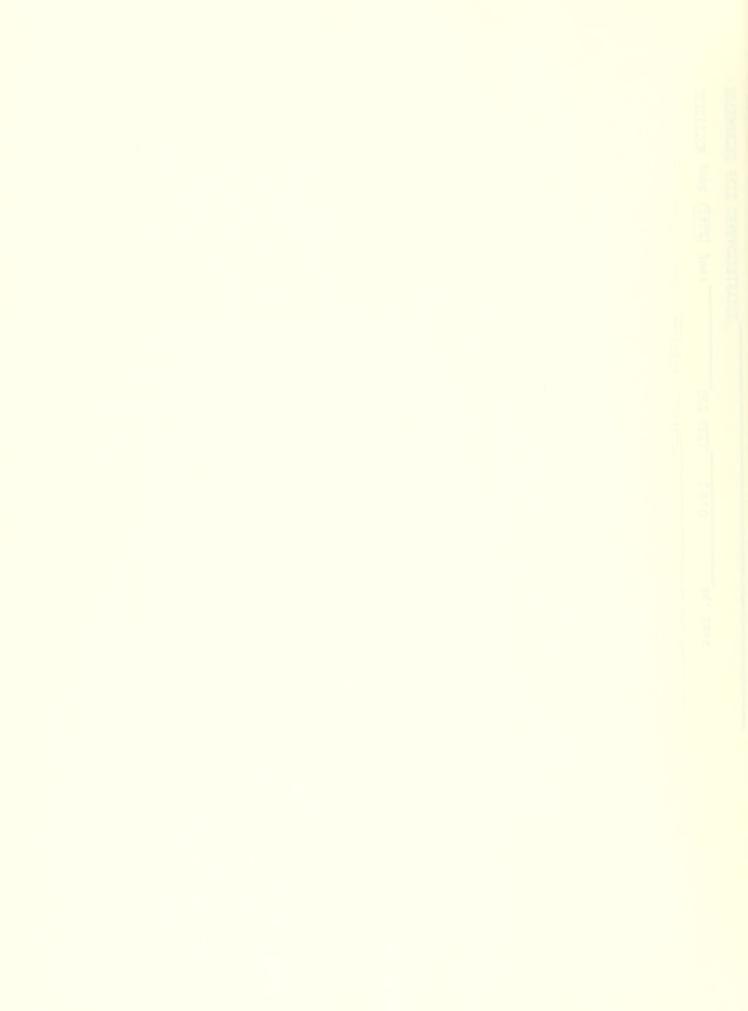
modernized. 2nd fl. has center semi-circular tympanum from what was origcenter window with eared architrave flanked by 1/1 windows with architraves. show window at level 3 (not original). Brownstone, facade at 4, with larger inally a 2-story storefront arch, flanked by small windows. Wide triple SESCRIFTION Heavily altered 3-bay Mansard commercial building. 1st fl. th floor replacing original slate mansard. see above

NOTEWORTER SITE CHARACTERISTICS

CONDITION good

Tood (TIES)

1810



Moved; date if known

Themes (check as many as applicable)

Aboriginal Agricultural Architectural The Arts Commerce Communication Community/ development
Conservation Education Exploration/ sectlement Industry Military Political
Recrea

Religion
Science/

invention cial/ bumanitarian

# Significance (include explanation of themes checked above)

dealer. 1910's, the building was occupied by Simpson & Co, a hosiery and glove floor, two tailors' work rooms were located on the second, and the third and fourth floors were occupied as a dwelling? From the 1880's into the address in 1874. In 1877, Mrs. Grace occupied the basement and first

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Pre-Fire Mercantile" National Register District.

PLEASE NOTE: THERE IS NO PAGE 4.

### PART I

HUD-6004 (9-69)

### REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE 1

١.	RE	DEVELOPER AND LAND
	1.	L. Name of Redeveloper: Temple Place Associates, Inc.
		b. Address and ZIP Code of Redeveloper:  88 Bedford Street, Boston, Ma. 02111
		c. IRS Number of Redeveloper: To be assigned
	2.	The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from  Boston Redevelopment Authority
		(Name of Local Public Agency)
		n.a.
		(Name of Urban Renewal or Redevelopment Project Area)
		in the City of, State ofMassachusetts
		is described as follows 2
		44-46 Temple Place
3	. I	the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status dicated below and is organized or operating under the laws of Massachusetts:
		A corporation.
		A nonprofit or charitable institution or corporation.
	(	A partnership known as
	(	A business association or a joint venture known as
		A Federal, State, or local government or instrumentality thereof.
4		Other (explain)
	(	
	[	Other (explain)  If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization ames, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members haveholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as
	[	Other (explain)  If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization ames, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members haveholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as

n this form is inadequate for any requested information, it should be furnished on an attached page which is referre

to under the appropriate numbered item on the form.

Any convenient mesos of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



- Lifthe Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock!

  President Stephan A. Daly 100% stockholder
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeve loper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business essociation or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (W GAY) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, eddress, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ACCRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

### B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

syment for the land, for:	
	\$
HILLERCHOO	• • • • • •
ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
\$	
in .	
, included in the foregoing es	timates of rentals;
machines, air conditioners, is	f eny, included in the fore
CATION	
osure is true and correct to th	e best of my (our) knowle-
Dated:	
Signa	MIM.6
T.	No.
741	•
	elopment.  elopment.  elopment.  emonthly rental (if to be rentered unit involved in such redevolution and redevolution and redevolution and response and response and response and response are conditioners, in the conditioners, in the conditioners are conditioners.  CATION  Osure is true and correct to the Dated:

If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

Penalty for False Certification: Section 1001. Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or importment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, know the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

### REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1.	8.	Name of Redeveloper: Temple Place Associates, Inc.
	<b>b.</b>	Address and ZIP Code of Redeveloper: 88 Bedford Street, Boston, MA 02111
2.		e land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, a purchase or lease of land from
		Boston Redevelopment Authority
		(Name of Local Public Agency)
	:-	n.a.
	10	(Name of Urban Renewal or Reservolopmens Project Area)
	:-	the City of, State ofMassachusetts,
		described as follows:
		44-46 Temple Place
		•
		Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper didentify the officers and directors or trustees common to the Redeveloper and such other corporation or m.
4.	a.	The financial condition of the Redeveloper, as of September 26 , 19 83, is as reflected in the attached financial statement.  (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than aix months, also attach an interim balance sheet not more than 60 days old.)
	<b>b</b> .	Name and address of auditor or public accountant who performed the audit on which said financial state ment is based:  N.A. Newly established and capitalized corporation
5.	U i	funds for the development of the land are to be obtained from sources other than the Redeveloper's own ids, a statement of the Redeveloper's plan for financing the acquisition and development of the land:
F	'erı	Equity 250,000 - 30% manent Loan - 70%

6	. Source	6. Sources and amount of cash svailable to Redeveloper to meet equity requirements of the proposed undertaking						
	s. In h	E. ADDRESS, AND TIP CODE OF SANK		AMOUNT \$				
		oans from effiliated or associated corporatios. ADDRESS, AND ZIP CODE OF SOURCE	us or firms:	AMOUNT S				
	Commo	ercial Condo #1 43 Kingston St gage Unit #1 35 Kingston Street gage Unit #5 35 Kingston St.	230,000 80,000 30,000	12,000 LIENS 12,000 LIENS				
		18	Tremont Street					
8.	Red hale Red bee	the Redeveloper or (if any) the parent corporation, or any or eveloper or said parent corporation, or any or dere or investors, or other interested parties developer's Statement for Public Disclosure an adjudged bankrupt, either voluntary or involves, give date, place, and under what name.	f the Redeveloper's officers of (as listed in the responses : and referred to berein as "pri	or principal members, share- to Items 5.6, and 7 of the ncipals of the Redeveloper")				
		the Redeveloper or anyone referred to above onvicted of any felony within the past 10 yea		eloper" been indicted for				
		es, give for each case (1) date. (2) charge. (3 anation deemed necessary.	3) place, (4) Court, and (5) as	ction taken. Attach eny				
9.	Red	ertakings, comparable to the proposed redeve leveloper or any of the principals of the Rede h project and date of completion:						
		See Section II and Attachments -	"Proposal for re-use 44-46 Temple Place.	and rebuilding of				

	b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:						
10.	Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:						
	None						
11.	If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:  NA						
	a. Name and address of such contractor or builder:						
	b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?  [] YES [] NO If Yes, explain:  c. Total amount of construction or development work performed by such contractor or builder during the last						
	three years: \$						
	General description of such work:						
	d. Construction contracts or developments now being performed by such contractor or builder:						
	IDENTIFICATION OF  CONTRACT OR DEVELOPMENT  LOCATION  AMOUNT  COMPLETED						

If Yes, explain.

Brief statement respecting equipment, experience, financial capacity, and other resources available to euch contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

NA

13. a Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made evailable, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

b. Does any member of the governing body of the locality in which the Urban Renewel Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES XNO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

### CERTIFICATION

Stephen A. Daly

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

President

88 Bedford Street, Boston, MA 02111

Address and ZIP Code

Deted: 9/26/83

Siglecise

Repeat

Address and ZIP Code

If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department





## ARTHUR CHOO ASSOCIATES INC., CONSULTING ENGINEERS 114 SOUTH STREET, BOSTON, MASSACHUSETTS 02111

OFFICE (617)451-5466

(617)451-6153

### RESUME

Arthur C. S. Choo:

Consulting Structural Engineer; U.S. Citizen

Registration:

Professional Engineer in Massachusetts, Vermont, Maine, New York, Connecticut, Rhode Island, New Hampshire and National Certification No. 4237

Boston ABCD Builders License

Licensed Real Estate Broker in Massachusetts

Education:

1956-57

1948-49 University of Oregon

1949-52 Oregon State University - B. S. Civil Engineering
1953-54 Yale University - Master of Engineering, Structural
1954-56 Harvard University - Master in Business Administration

Harvard University - Doctoral Research Fellow

Membership:

Member American Institute of Steel Construction
Member American Society of Civil Engineers

Member American Concreet Institute

Member American Military Engineers

President Arthur Choo Associates, Inc., Consulting Engineers

Trustee Arthur Choo Realty Trust: Keng Realty Trust

Director China Bell Restaurant
Director/Ex. Vice. Pres. Eastern Enterprises, Inc.

Director/Treasurer The Sharon Country Store
Director/Ex. Vice. Pres. Tung Fong Realty Trust

Social:

Director Chinese Consolidated Benevolent Association

Director/Clerk Tai Tong, Inc. - Chinese Housing

Secretary Boston Chinese Community Urban Renewal Committee

Committee Member Chinese Evangelical Church Building Committee

Tufts-New England Medical Center, Recreation

Building Committee of the Board of Directors of the

Greater Boston Y. M. C. A. South Cove Branch

Past Director Stony Brook Civic Association
Listing Who's Who in the East 1972-73

Listing Dictionary of International Biography 1973

Trustee Boston Evening Medical Center

Practised engineering since 1952 and had my own office since 1966, continuously for sixteen years.

CBD T284c 1983

# A PROPOSAL FOR THE RE-USE..

TITLE

DATE LOANED	BORROWER'S NAME



3 9999 06315 461 9



